

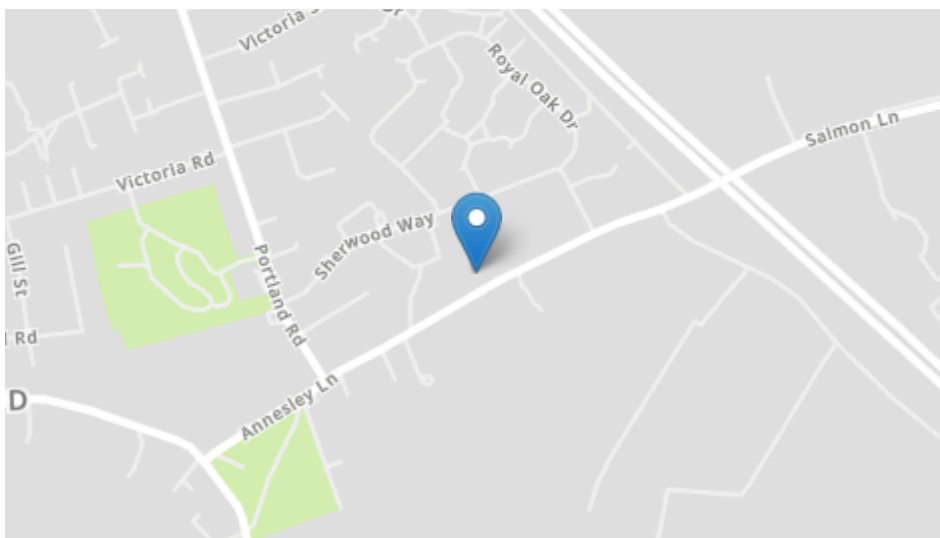
Annesley Lane, Selston, NG16 6AJ

£325,000



Annesley Lane, Selston, NG16 6AJ

£325,000



- Semi Detached House
- 3 Reception Rooms
- Modern Dining Kitchen
- Family Bathroom
- Annex/Studio
- Private Rear Garden
- Driveway & Garage
- Popular Residential Location

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26678816

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



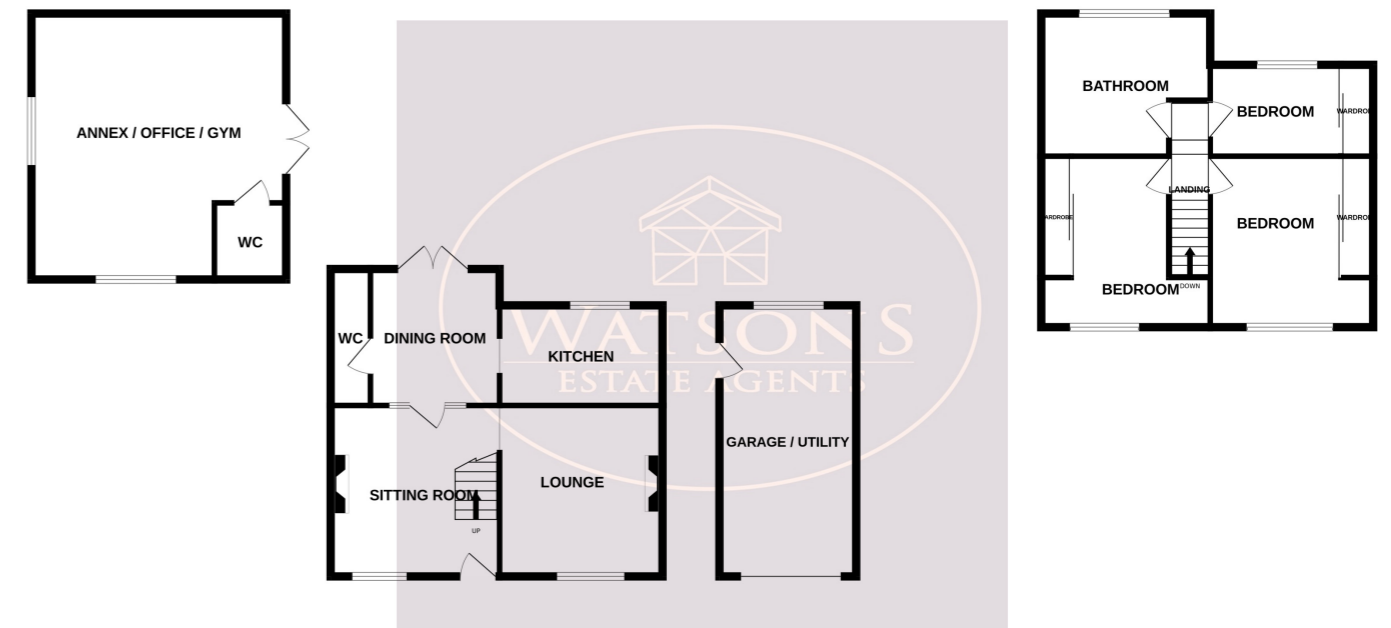
40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

*** STUNNING SPACE *** Words can't really describe this beautifully Presented, 18th Century semi detached cottage in Selston. If the 3 reception rooms and downstairs wc isn't enough to impress, the generous multi-functional outbuilding within the great rear garden should do the trick! In brief, the accommodation comprises: sitting room/snug, dining room, wc, kitchen, lounge, upstairs landing to the 3 bedrooms and 5 piece family bathroom. Outside, an abundance off street parking is available with driveway and garage to the front, whilst the generous landscaped rear enjoys a high level of privacy and has an outbuilding with wc which could be used as an annex, office, gym or entertaining space. This popular village location has easy access to shops, schools, pubs and the M1 motorway is just a short drive away. Viewing is HIGHLY RECOMMENDED so call our sales team now to arrange an appointment.

Ground Floor

Sitting Room/Snug

3.62m x 3.59m (11' 11" x 11' 9") UPVC double glazed entrance door to the front, uPVC double glazed window to the rear, ceiling spotlights, stairs to the first floor, solid oak flooring and French doors leading to the dining room.

Dining Room

3.01m x 2.66m (9' 11" x 8' 9") Vertical radiator, solid oak flooring, ceiling spotlights, French doors to the rear garden and door to the WC.

WC

WC and wall mounted sink.

Kitchen

3.41m x 1.99m (11' 2" x 6' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Integrated combination boiler. Ceiling spotlights, tiled flooring and uPVC double glazed window to the rear.

Lounge

3.68m x 3.51m (12' 1" x 11' 6") UPVC double glazed window to the front, solid oak flooring, radiator and ceiling spotlights.

First Floor

Landing

Solid oak flooring, ceiling spotlights and doors to all bedrooms and bathroom.

Bedroom 1

3.67m x 3.64m (12' 0" x 11' 11") UPVC double glazed window to the front, fitted double sliding door wardrobes, ceiling spotlights, solid oak flooring and radiator.

Bedroom 2

3.66m x 2.94m (12' 0" x 9' 8") UPVC double glazed window to the front, solid oak flooring, access to the attic, ceiling spotlights, fitted double sliding door wardrobes and radiator.

Bedroom 3

3.58m x 2.01m (11' 9" x 6' 7") UPVC double glazed window to the rear, solid oak flooring, fitted double sliding door wardrobes and radiator.

Bathroom

5 piece suite in white comprising: WC, vanity sink unit, bidet, deep bath with extended mains shower, shower cubicle with mains fed dual rainfall effect shower & body jets. Ceiling spotlights, vertical radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the single detached garage measuring 6.2m x 2.8m with electric up & over door, uPVC double glazed window to the rear, plumbing for washing machine and one & a half bowl sink & drainer unit. The driveway is secured by brick and timber fencing to the perimeter with double electric wooden gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, landscaped lawn, flower bed borders with a range of plants & shrubs. Other features include a converted outbuilding currently used as an office and gym measuring 5.83m x 5.7m with uPVC double glazed windows to the side & front, French doors to the front, LED lighting, electric radiator and access to the attic (with drop down ladder). An en suite comprising: concealed cistern WC, vanity sink unit, LED lighting & electric radiator gives this building the potential to convert to an annex (STPP). The garden is enclosed by timber fencing to the perimeter with gated access to the side.